



# Buttercross Estates

## Emmendingen Avenue, Newark



This deceptively spacious three-bedroom terraced home is a masterclass in modern, low-maintenance living.

### End Terraced House

### £160,000

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Video Tour



01636 343014



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[www.buttercrossestates.com](http://www.buttercrossestates.com)



Newark Beacon, Cafferata Way,  
Newark On Trent, NG24 2TN

## SUMMARY

This deceptively spacious three-bedroom terraced home is a masterclass in modern, low-maintenance living. The ground floor opens into a welcoming hallway that flows into a bright and generous living room, offering a versatile space for both quiet evenings and social gatherings. To the rear, the kitchen is perfectly positioned to overlook the garden, featuring French doors that invite natural light to pour in and provide a seamless transition to the outdoor space. This layout is designed for the modern lifestyle ensuring the heart of the home feels connected, open, and airy.

The first floor comprises three well-proportioned bedrooms and a contemporary family bathroom, providing plenty of flexibility for a growing family, or a dedicated home office. Outside, the property has an enclosed rear garden. To the front the land extends all the way to Lincoln Road. There is also two off-street parking spaces. Perfectly situated for the amenities of Newark, this home is an exceptional opportunity for those first time buyers or investment purchaser.

## THE AREA

Emmendingen Avenue is a quiet cul-de-sac that offers convenient access to Newark Industrial Estate. Locally the property is served by a Post Office, COOP and North Gate Retail Park slightly further. Residents enjoy the ultimate commuter advantage, with Newark Northgate Station just a short stroll away - whisking you to London King's Cross in just over an hour - while the A1 and A46 are easily accessible for regional travel.

Beyond the commute, the area thrives with a blend of heritage and modern energy; you're mere minutes from the riverside charm of the Newark Castle, the bustling historic Market place, and an electric mix of artisan cafes and high-end bistros. Combining quiet, suburban comfort with effortless access to the town's vibrant heart, this is a location that truly caters to every aspect of modern living.

## THE HOME

**Entrance Hall (2.74m x 1.98m)**



**Ground Floor WC (1.68m x 0.89m)**

**Lounge (4.04m x 3.81m)**

**Dining Kitchen (4.78m x 2.74m)**

**Bedroom One (3.15m x 2.92m)**

**Bedroom Two (3.05m x 2.92m)**

**Bedroom Three (2.59m x 2.11m)**

**Bathroom (2.01m x 1.68m)**

**Externally** - Enclosed rear garden along with allocated parking spaces to the front.

## FULL PROPERTY LISTING

<https://buttercrossestates.com/property/emmendingen-avenue-newark-ng24-2fx/>

## VIRTUAL TOUR

<https://my.matterport.com/show/?m=1CaP19b2dhW>

## VIDEO TOUR

[https://www.facebook.com/reel/2492555471257513?locale=en\\_GB](https://www.facebook.com/reel/2492555471257513?locale=en_GB)

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## Why Clients Choose Us



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The Best Portals



Expert Negotiation



Regular Feedback

What's your property worth?  
Request a valuation



PeterM



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

Heather V



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



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